

# G/R 4 Huntly Place

DUNDEE, DD4 7ST



*Well-presented two-bedroom ground floor flat offers an exceptional opportunity for buyers seeking comfortable living with the rare benefit of a large, wraparound private garden*



01382 721 212



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat with a garden. This well-presented two-bedroom ground-floor flat offers an exceptional opportunity for buyers seeking comfortable living with the rare benefit of a large, wraparound private garden. Quietly positioned in a popular and established residential area, the property combines indoor comfort with generous outdoor space. Offering bright, well-proportioned interiors, this property provides a welcoming and versatile home suited to a variety of lifestyles.

# THE LOUNGE



The accommodation includes a bright and inviting lounge with a dual aspect that floods the room with natural light and provides pleasant views over the garden. The adjoining kitchen is well equipped with a good range of fitted units and ample space for cooking and storage.



# THE KITCHEN







There are two well-proportioned bedrooms, and the bathroom features a stylish corner bath with a shower over and a glazed screen, offering both practicality and comfort.

## THE BATHROOM



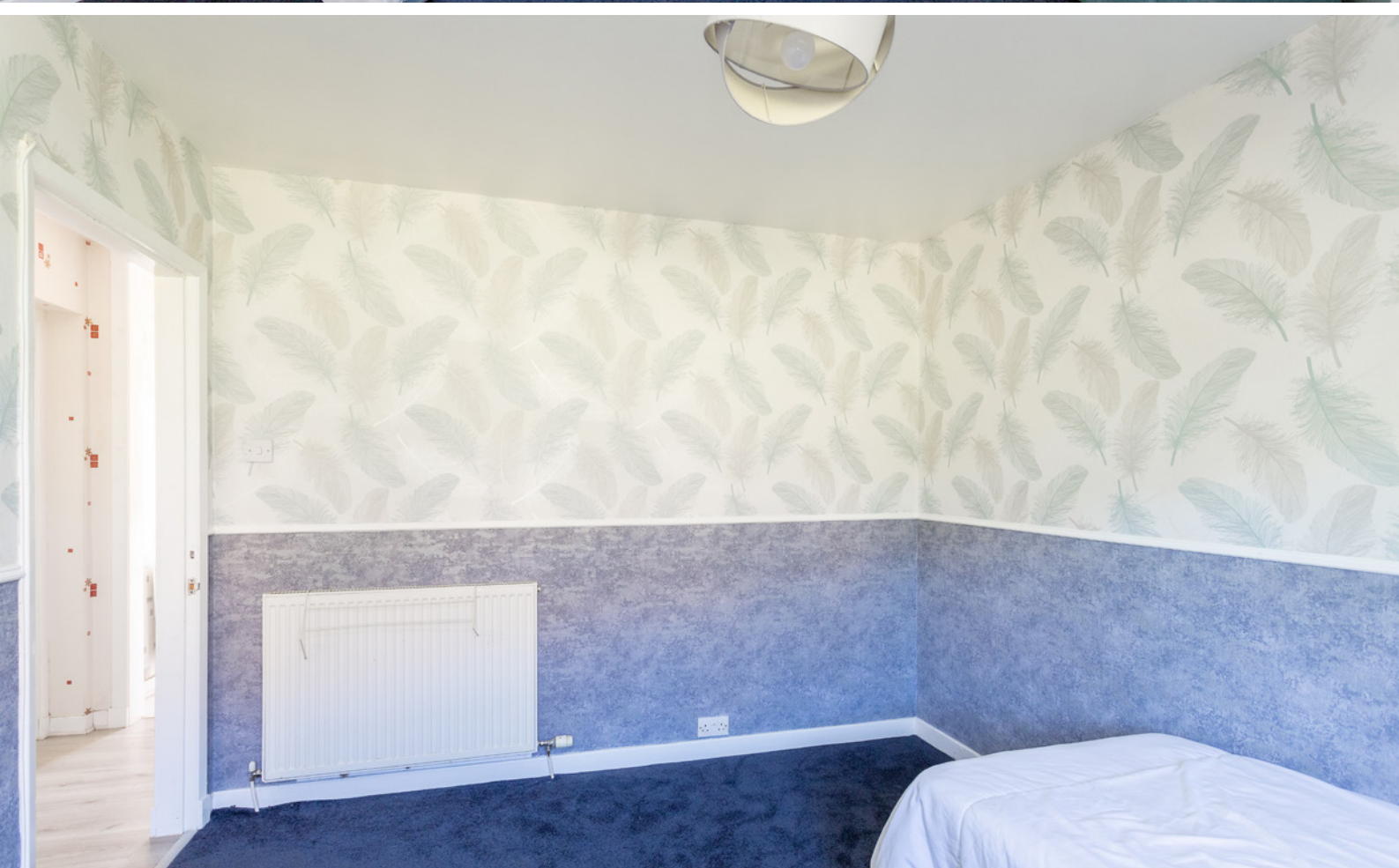


# BEDROOM 1





# BEDROOM 2





The real highlight of this home is the private wraparound garden, providing excellent space for relaxing, entertaining, or even light gardening—unusually spacious for a flat and sure to appeal to those who value outdoor living.

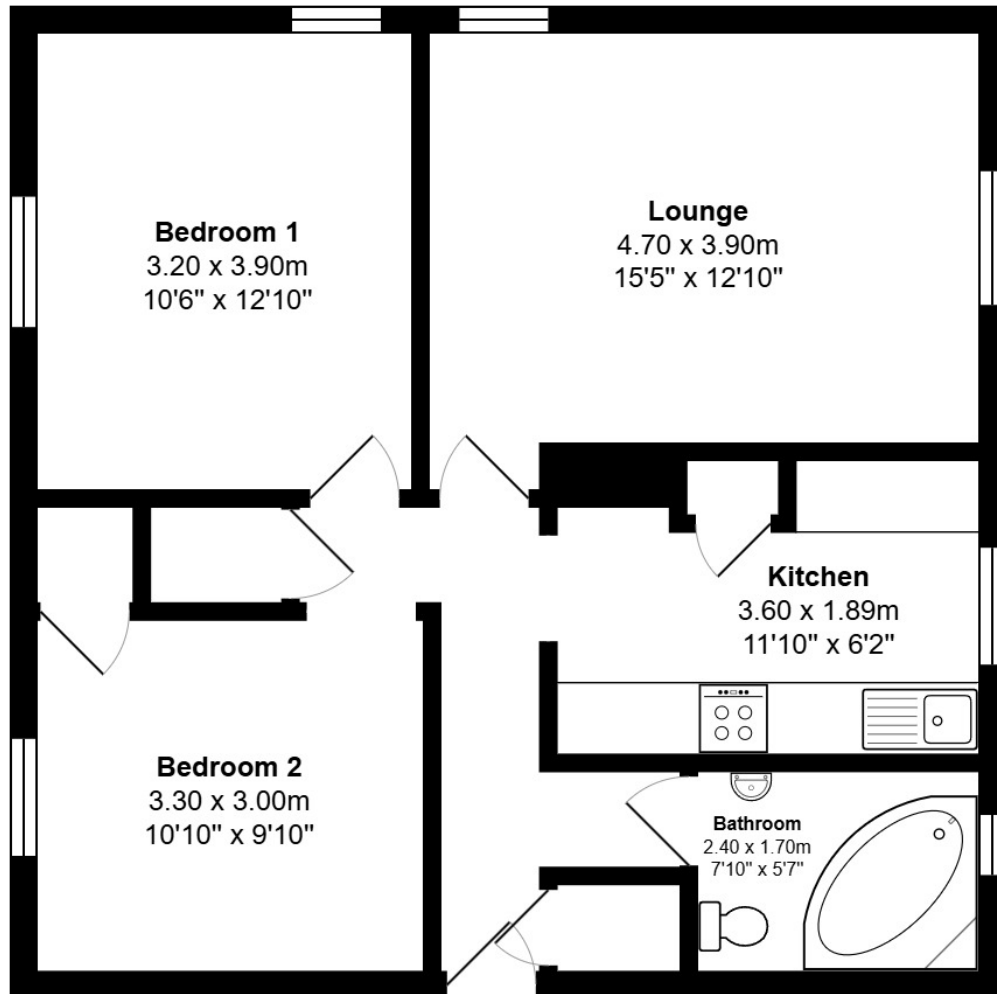
This is a well-maintained property in move-in condition, set in a desirable location with easy access to local amenities and transport links. Early viewing is recommended to appreciate the space, setting, and lifestyle this lovely ground-floor flat has to offer.

# EXTERNALS



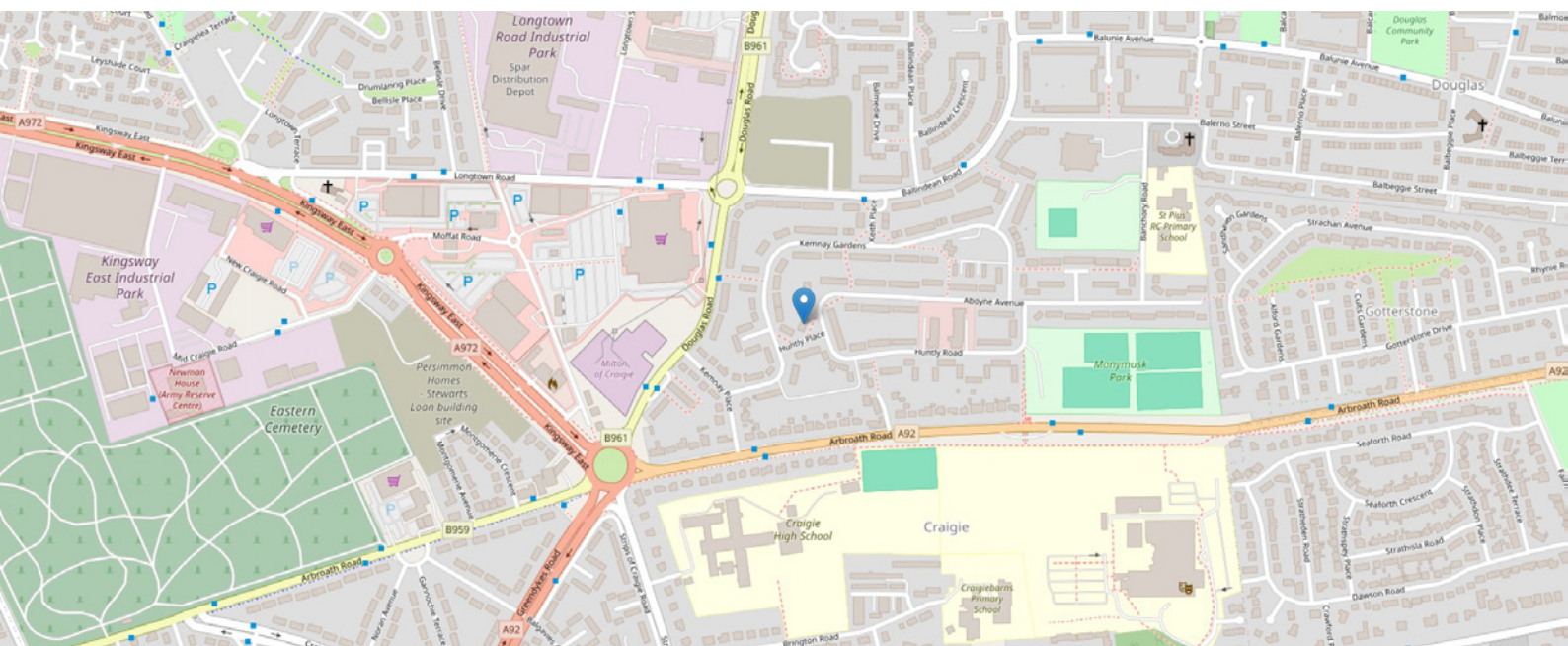


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Dundee is a vibrant and evolving city on Scotland's east coast, known for its strong sense of community, growing cultural scene, and excellent connectivity. Set along the banks of the River Tay, the city offers a mix of modern living and historic charm, making it an increasingly popular choice for a wide range of buyers. Dundee is home to two universities, a thriving life sciences sector, and an award-winning waterfront development that includes the V&A Dundee, attracting both national and international attention.







The city offers a broad selection of amenities, including independent retailers, national chains, and a variety of cafés, restaurants, and entertainment venues. There are several well-regarded schools and excellent transport links, including a central railway station, easy access to the A90 and M90, and Dundee Airport offering flights to London and other UK destinations.

Outdoor enthusiasts can enjoy riverside walks, nearby golf courses, and quick access to the Angus Glens and the east coast beaches. With a rich mix of urban convenience, cultural depth, and scenic surroundings, Dundee offers an appealing lifestyle in a well-connected location.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01382 721 212

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**JAYNE SMITH**  
Corporate Account Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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